



# **3 Myrtle Street & 3-5 Carrington Road Marrickville**

Amendment No. 14 to Marrickville DCP 2011

Site-specific DCP  
September, 2020



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### 1.1 Intention of this Development Control Plan

This site specific Development Control Plan (DCP) has been prepared pursuant to the provisions of Section 74C of the Environmental Planning and Assessment Act 1979 (the "Act") and complements the provisions of Marrickville Local Environmental Plan (2011) (the "LEP"). This DCP was approved by the Secretary of the Department of Planning, Industry & Environment and came into effect on (insert date here).

The Marrickville DCP 2011 provides more detailed provisions than those in the LEP for development at 3 Myrtle Street and 3-5 Carrington Road, Marrickville.

### 1.2 Land to which this DCP applies

This DCP applies to the land shown in Figure 1 (Lot 3 and 4, DP774207) and known as 3 Myrtle Street and 3-5 Carrington Road, Marrickville (referred to as the 'Site'). The Site has area of 3,768m<sup>2</sup> and is within a block bound generally by Myrtle Street, Carrington Road and rail reserve.



Figure 001. Land to which this Plan Applies

### 1.3 Relationship with other plans

The Site is the subject of a site-specific amendment to the Marrickville DCP 2011 (Amendment No. 14).

Where there is any inconsistency between this DCP and the LEP, the LEP prevails. The provisions in this DCP provide specific guidance for development on land covered by this DCP and overrides all other provisions within the Marrickville DCP.

Where there is an inconsistency between this DCP and the ADG, this DCP prevails provided the Purpose, Aims and Objectives of the DCP are satisfied.

When the Housing Diversity SEPP takes effect, the provisions of this DCP and / or SEPP may be applied to future Development Applications, including any State Significant Development (SSD) Application.

The following sections of Marrickville DCP 2011 may also apply to development of The Site (where possible):

- Part 2 – Generic Provisions
- Part 2.1 – Urban Design
- Part 2.2 – Public Domain
- Part 2.5 – Equity of Access and Mobility
- Part 2.6 – Acoustic and Visual Privacy
- Part 2.8 – Social Impact Assessment
- Part 2.9 – Community Safety
- Part 2.15 – Sustainable Design
- Part 2.16 – Energy Efficiency
- Part 2.19 – Green Roof and Green Walls
- Part 2.21 – Site Facilities and Waste Management
- Part 2.22 – Flood Management
- Part 2.23 – Acid Sulphate Soils
- Part 2.25 – Stormwater management
- Part 6 – Industrial Development
- Part 6.1 – General Industrial Controls
- Part 6.2 – Industrial / Residential Interface
- Part 6.3 – Multi Unit Industrial Development
- Part 6.5 – Creative Industries
- Part 6.6 – Residential Uses in Specified Employment Areas

## 1.4 Purpose, Aims and Objectives

This site-specific DCP was directed by the Department of Planning and Environment's Gateway Determination (insert date here). It is intended to enable delivery of government policy including Council's Local Strategic Planning Statement (LSPS) as well as the Create NSW "Value of Place Report" Recommendation endorsed by the NSW Premier December 2017 to help solve the affordability crisis for the creative sector by integrating creative workspace and build-to-rent units within a deliberate built form.

The specific aims and objectives of this site-specific DCP are:

1. Enable equity by creating opportunities for creative industries, particularly in response to the COVID and catastrophic impact it has had on this sector;
2. Retain and manage light industrial lands by adding creative Build-to-Rent (BTR) as a permitted and complementary land use;
3. Maintain the existing quantum of employment/lettable floor space on site, but within an improved design with a focus on adaptability and flexibility;
4. Increase job opportunities and economic output of the creative sector – a key goal of the NSW Government's 2040 Economic Blueprint;
5. Stack a creative build-to-rent typology above the ground floor employment floor space to provide the creative sector the opportunity to work and live on site (i.e. improved lifestyle affordability);
6. Ensure innovative urban and architectural design mitigates any adverse impacts of integrating build-to-rent within light industrial lands;
7. Deliver innovative creative build-to-rent housing within an area consistent with Government criteria including:
  - 1) situated in well-located areas, close to public transport and amenity
  - 2) funded by larger-scale institutional and private equity
  - 3) focused on providing a good experience for tenants through the provision of on-site services and facilities;
8. Ensure new buildings complement the evolving local character of the immediate area;
9. Ensure new buildings do not adversely impact on the amenity of adjoining residential neighbours;
10. Pilot innovation that recognises the integration of urban manufacturing (specifically creative industries) and Build-to-Rent as a time-proven model for creating great places; and
11. Provide 'affordable' BTR units for the creative sector.

It is noted that the provisions of this DCP are not statutory requirements and the development application to which this Plan has been prepared for, as well as any future proposals for The Site, will be considered on their own merits. The consent authority is to be flexible in applying the controls and allow reasonable alternative solutions that achieve the objectives of the controls.



Figure 002. The Site is located in the suburb of Marrickville, adjacent to the rail line.



Figure 003. Illustrative Concept Plan for The Site (for illustrative purposes only and subject to DA)

## 2.1 Character Statement

The Site's design should be developed in a simple and robust way, reflecting its unique location at the convergence of residential and light industrial land uses, proximity and relationship to the adjoining creative cluster, and dynamism of the broader urban renewal precinct. The innovative stacking of uses including creative-orientated floor space and build-to rent units above will improve the resilience and economic output of a key industry in this part of Marrickville.

When complete The Site will positively contribute to the area's evolving local character. Innovative built form and architecture maintains solar amenity for residential neighbours, makes visible the creative process on the ground floor, and enhances greenery are desirable attributes.

## 2.2 General Principles

Future development of The Site should contribute to the Desired Future Character by:

- Maintaining and making visible the ground floor light industrial / creative uses from the adjoining public realm;
- Promoting contextually responsive massing and building styles that enhance and contribute to the evolving character of the area;
- Evolving the varied character of the area by ensuring it is complementary in terms of its architectural style, built and materials;
- Ensuring the solar amenity of adjoining residential properties is not adversely impacted;
- Protecting existing trees on Myrtle Street (wherever possible);
- Improving the ground floor frontages to foster activity and improve the pedestrian experience;
- Delivering innovative design to address local hydrology;
- Creating a model for sustainable development including adaptable built form, increasing tree canopy, roof terrace and gardens, green walls, natural ventilation, solar panels, minimising greenhouse gas generation throughout the development's life-cycle, minimising water use and maximising water reuse;
- Achieving a dynamic built form with a variety of building heights with a maximum height of 9 storeys;
- Creating publicly accessible places for social gathering with enhanced greenery; and
- Providing flexible, ground floor warehouse style, lettable floor space that can accommodate diverse tenant requirements.

### 2.3 Creative Build-to-Rent

The Site should be a model and precedent for a creative build-to-rent helping solve the affordability crisis for the creative sector. The creative build-to-rent model achieves this by:

- Proximity to an established creative industries cluster;
- Proximity to high frequency public transport;
- Funding by significant institutional / private equity valuing social impact;
- Providing a co-ordinated and curated experience for creative sector tenants through the provision of on-site services, facilities, workspaces/marker-spaces, and training / partnerships;
- Maximising flexibility so that the building and its composition and internal spaces can change over time and be informed by changes in the creative sector;
- Establishing more security and stability in the rental market for creative sector;
- Containing at least 50 units that are offered in long term private rental agreements (minimum of 3 years);
- Being under single ownership and operated by single management entity and include on-site management;
- Giving priority to the requirements of the Creative Industry ground plane and build-to-rent unit requirements above, thereby enabling the ADG (as required) to be set aside;
- Mitigating adverse amenity impacts through innovation design (where possible);
- Providing the opportunity for active travel and reduced car dependency by a green travel plan;
- Prohibiting in perpetuity the build-to-rent units from being strata titled or subdivided;
- Improving overall affordability by a diversity of unit sizes and rental band; and
- Providing 'affordable' units at 15% of all units provided.

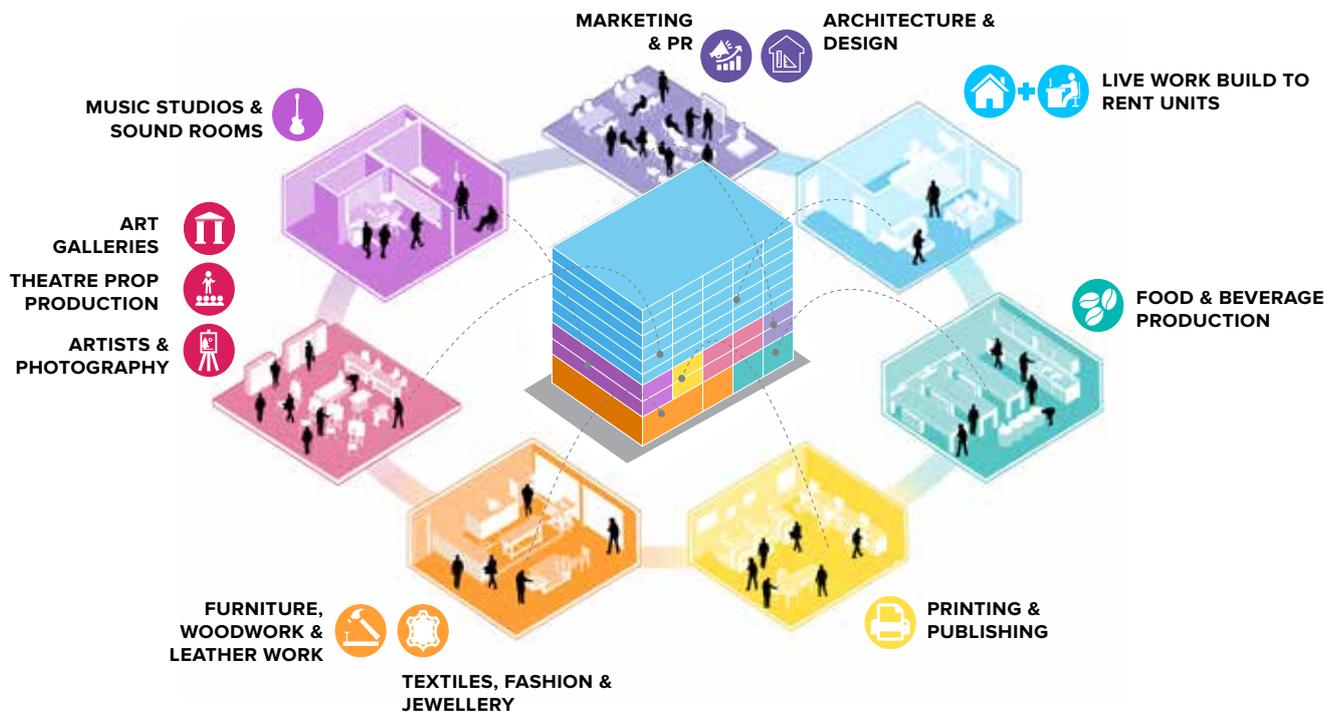


Figure 004. The types of Creative Industry uses allowed within the flexible warehouse spaces

# 03

# PROVISIONS

## 3.1 Site Composition

### Objectives

The following objectives have been developed to further meet the desired future character aims, as set out in 2.2, the previous section.

- O1. Provide a massing that is contextually responsive and sympathetic to the evolving form of the precinct by providing a context responsive envelope that steps down towards the adjoining heritage item and / or to maintain adequate solar amenity to adjoining residential properties;
- O2. Ensure the proposal is sympathetic to the industrial character of the existing urban landscape and the wider precinct, and
- O3. Prioritise the design of robust, Creative Industry floor space on the ground floor that will be attractive to the creative sector, whilst also integrating creative build-to-rent units above.

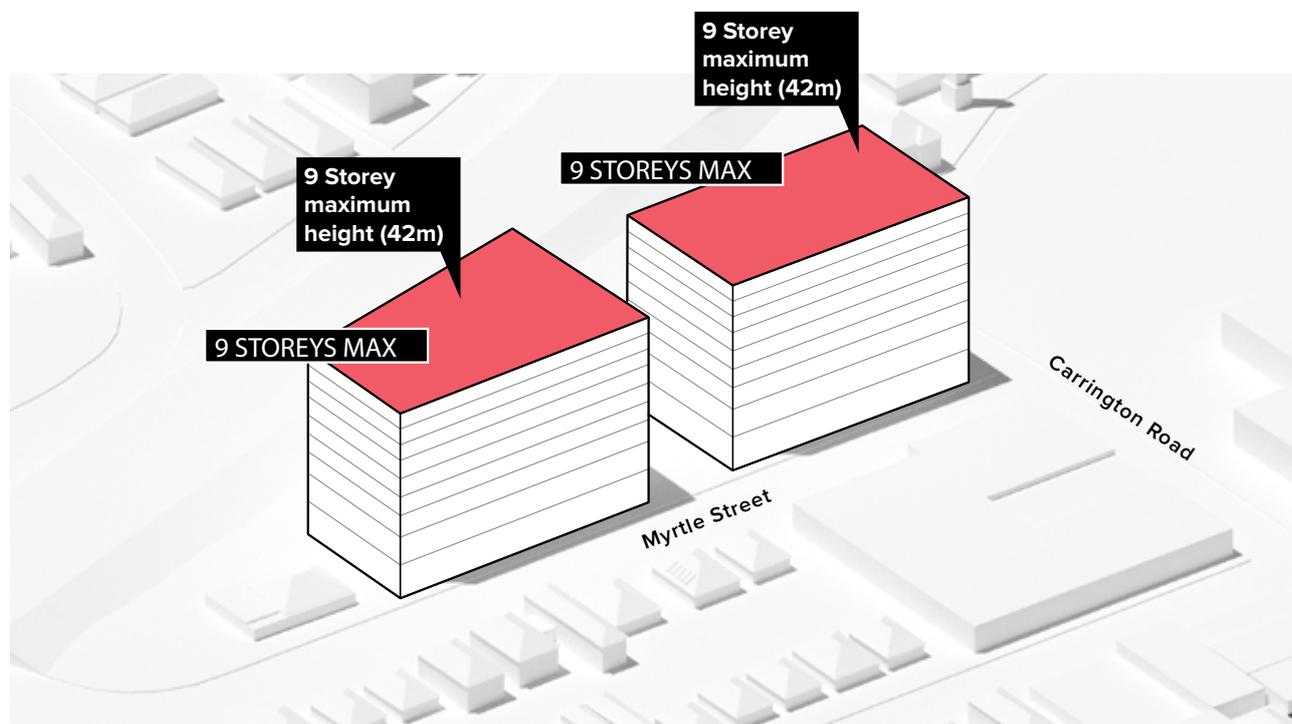


Figure 005. Maximum Building Heights of up to 9 Storeys (42m)

## Controls

New building forms on The Site are to be generally consistent with the layout shown at Figure 2 and the following principles:

- C1. Maximum building height 9-storeys (42 metres);
- C2. Massing must respond to the adjacent heritage building and solar amenity of adjoining residential properties with a deliberate building envelope (e.g. stepping down); and
- C3. The building line of ground floor employment floor space should be predominantly straight and simply designed as a contemporary warehouse volume with generous floor to ceiling heights, with above floors for build-to-rent incorporating articulation where functional to increase visual interest of built form.

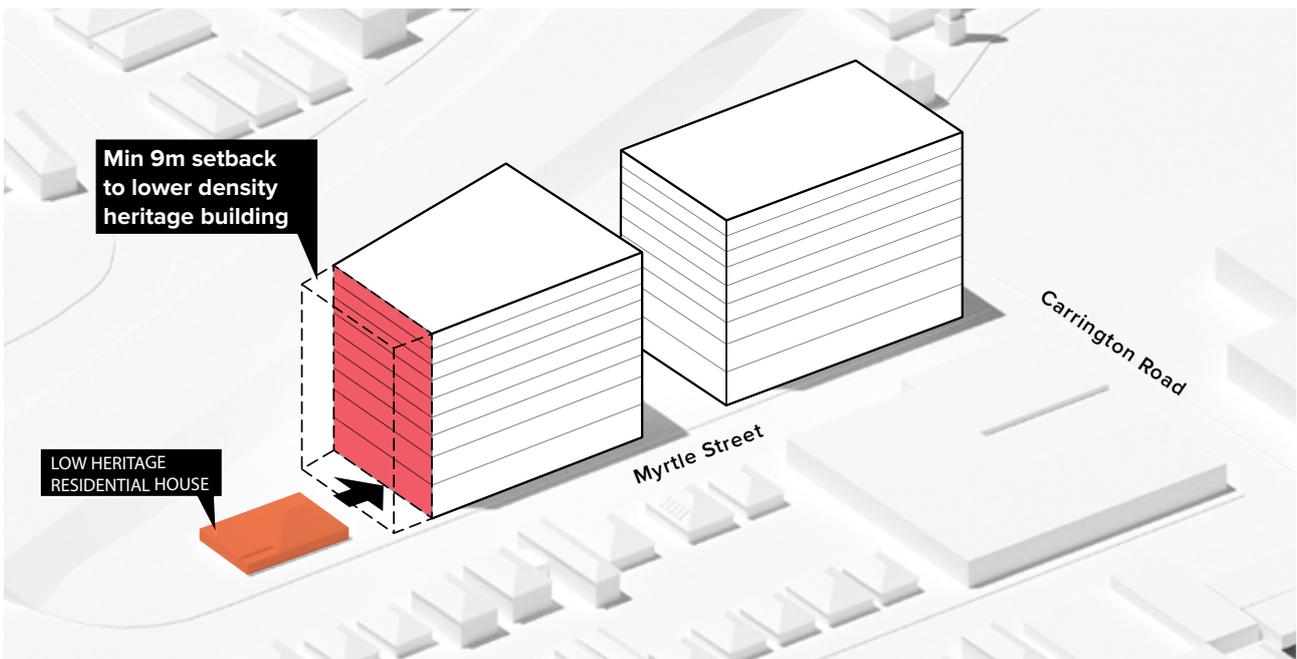


Figure 006. Increased Setback adjacent to Sensitive Land Uses

## 3.2 Detailed Design

### Objectives

- O1. To ensure the proposal provides an appropriate amenity response to integrate Creative Industry and Creative Build-to-Rent land uses;
- O2. To ensure that the character of new buildings responds to that of the existing site and adjacent heritage; and
- O3. To ensure that buildings have a high-quality appearance and have regard to the character of the surrounding area.

### Controls

- C1 Create flexible, adaptable employment floor spaces suitable for Creative Industry uses, also capable of accommodating other light industrial uses;
- C2. Separate entrances and servicing areas should be created for Creative Industries and Creative BTR units wherever possible;
- C3. Incorporate acoustic measures between the Creative Industry and Creative BTR units to reduce acoustic amenity conflicts between the two uses;
- C4. Buildings elements including ground plane design treatments, balconies, entries, roof features and screening are to contribute to the character of the streetscape and the quality of the building design;
- C5. Roof forms, plant and lift overruns are to be designed to be simple compact forms that are visually unobtrusive;

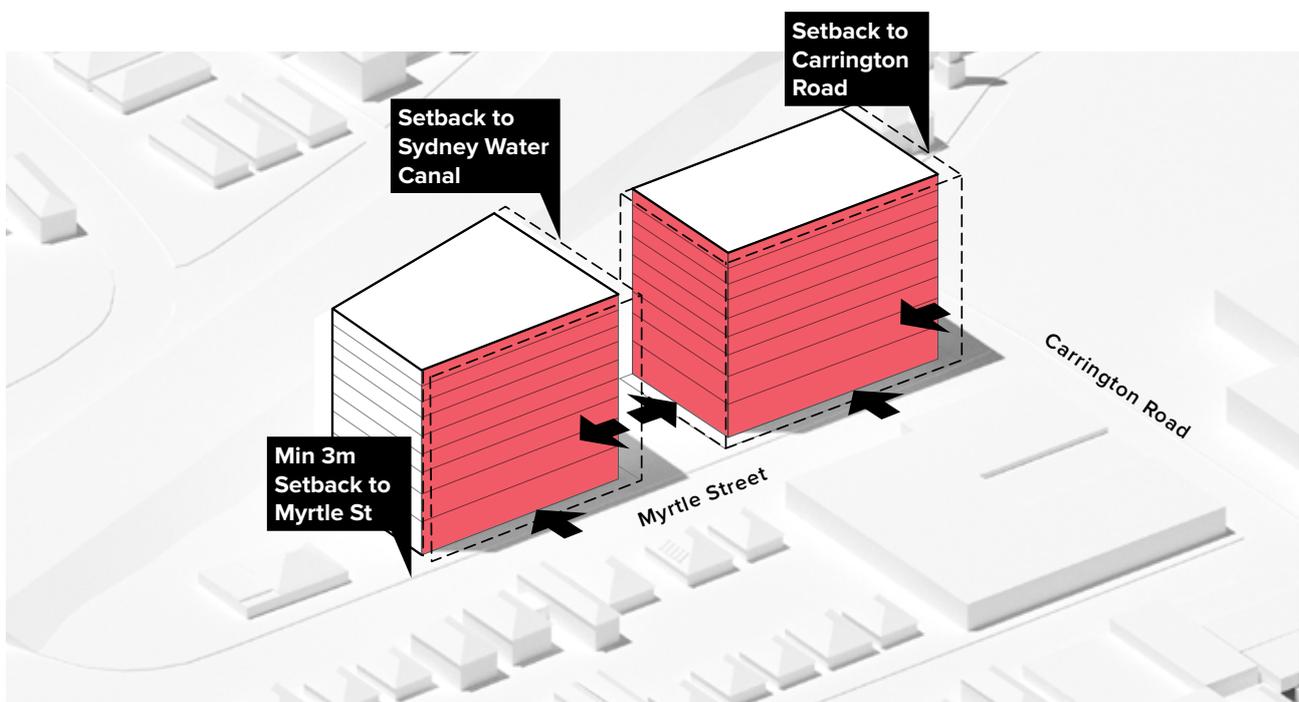


Figure 007. All Ground Floor Setbacks to be a minimum of 3m

- C6. Air-conditioning units are located and designed to be screened from view from other units, other sites and the public domain;
- C7. Facade design for all floors above the second level are to be articulated to create visual idensity and harmonious/relatable scales and proportions;
- C8. Expansive sections of blank facade are to be avoided to a maximum of 3m and roof equipment is to be integrated into building articulation;
- C9. Building materials are to be of a suitably high specification to ensure long term quality and sustainability;
- C10. Vehicular entries are to be designed to minimise the visibility of garage doors on the street; and
- C11. The ground floor is to have a minimum setback of 3m along Myrtle Street.

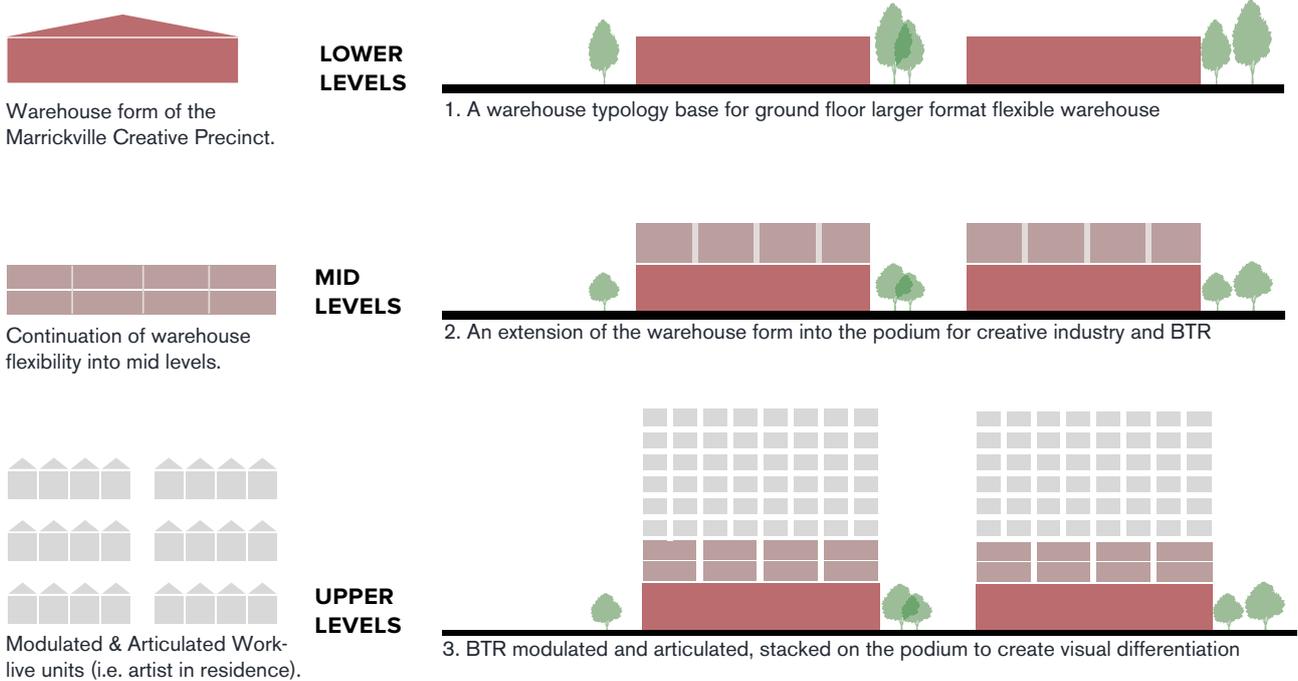


Figure 008. Vertical Massing Composition of Ground Floor Warehouse Typology and Stacked modulated form

### 3.3 Amenity

#### 3.3.1 Neighbourhood Amenity

##### Objectives

- O1. Recognise the function of the Carrington Road Creative Precinct;
- O2. Minimise overshadowing to residential units on Myrtle Street; and
- O3. Provide appropriate visual privacy of adjoining units by minimising overlooking of principal living areas and private open spaces.

##### Controls

- C1. New development is to retain appropriate solar access to adjoining residential properties, being:
  - (a) at least two hours of direct sunlight to 50% of the primary private open space and into living rooms between 9am and 3pm on 21 June; or
  - (b) the existing levels of direct sunlight between 9am and 3pm on 21 June (whichever is less).
- C2. Separation distances between habitable rooms are to ensure visual privacy is achieved, the distance required from buildings to side or rear boundaries are:
  - Habitable Rooms and Balconies: 6m; or
  - Non Habitable Rooms: 3m.
- C3. Buildings should have an increased desperation distance of 3m when adjacent to a different zone that permits a lower density (i.e. heritage residential);
- C4. Maximise visual privacy to existing buildings from The Site, achieved through:
  - (b) building setbacks and articulation;
  - (b) building layouts;
  - (c) screening devices; and
  - (d) staggering openings.

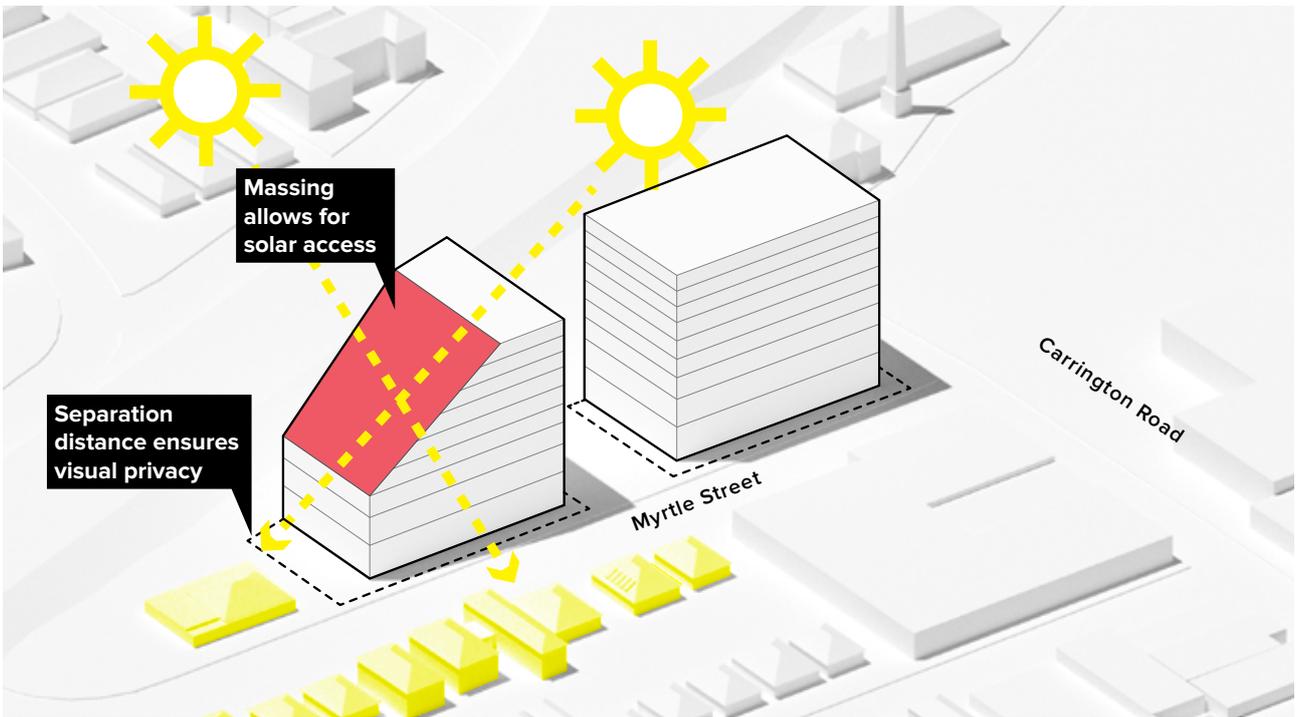


Figure 009. Design Massing to Maximise Solar Access to Adjacent Residential Land Uses

### 3.3.2 Creative Industry Design & Amenity

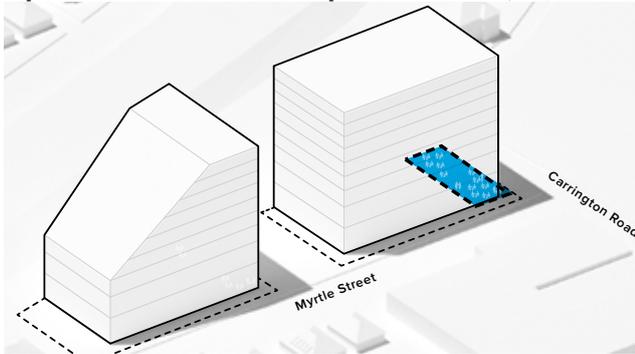
#### Objectives

- O1. Introduce complementary uses that suited to the light industrial areas and support the Creative Sector of Marrickville (eg. Creative Industry & Creative Build-to-Rent);
- O2. Support the Creative Industries contributing to Marrickville's vitality and identity;
- O3. Provide flexible floor space arrangements to allow for a variety of usage options in creative industries;
- O4. Provide appropriate amenity for tenants giving priority to the viability of business and creative uses;
- O5. Maximise tree retention and allow for wider footpaths, softer edge treatments and safer pedestrian walking/cycling;
- O6. Design warehouse space to allow for flexibility and adaptability of creative industry uses over time;
- O7. Provide opportunity for additional outdoor work spaces if possible, with direct access to internal lettable warehouse space;
- O8. Ensure ground floor lettable space contributes to a quality and active public domain experience; and
- O9. Improve the amenity of industrial areas for those who work, visit and live The Site.

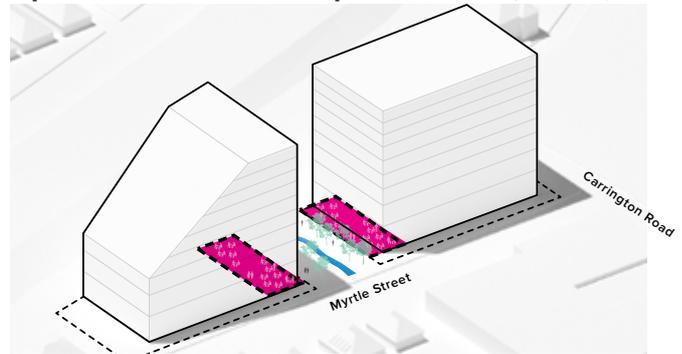
#### Controls

- C1. All ground floors to accommodate larger creative industries and flexible warehouse spaces;
- C.2 The First and Second Floors can accommodate a combination of smaller/medium creative industries and Work-Live Units, with all levels above dedicated to Creative Build-to-Rent;

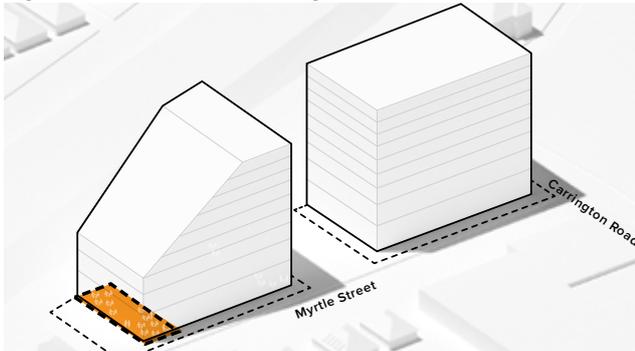
**Option 1 - Outdoor Work Space Location (SE)**



**Option 2 - Outdoor Work Space Location (Central)**



**Option 3 Outdoor Work Space Location (NW)**



**Option 4 - Outdoor Work Space Location (Multiple)**

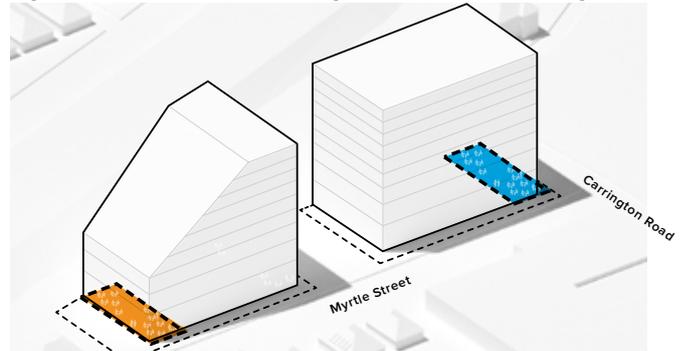
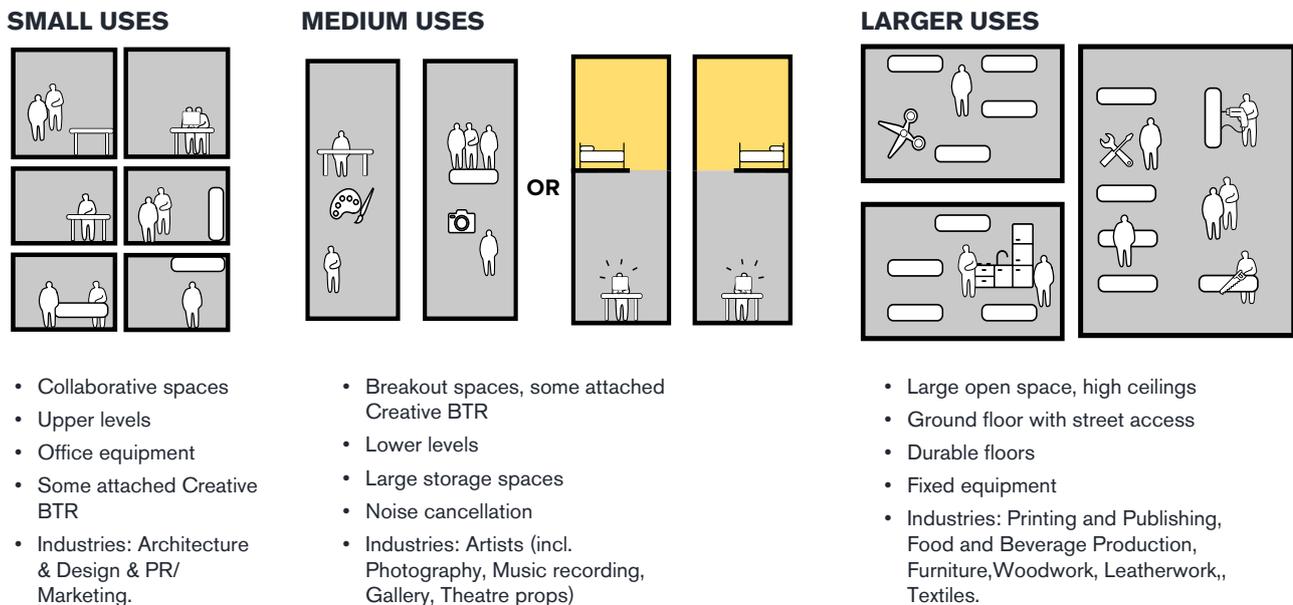


Figure 010. Possible Location(s) for Outdoor Working Spaces within The Site

\*Option 2 is subject to Sydney Water approval and the transformation of the canal into a water oriented public open space

- C3. The types of Creative Industry uses encouraged are:
  - Audiovisual, media and digital media;
  - Advertising;
  - Craft, visual arts, indigenous arts and performing arts;
  - Design (incl. architecture, fashion, graphic, urban, industrial and interior design);
  - Film, television and music;
  - Publishing;
  - Cultural heritage institutions;
  - Photography;
  - Gallery/Exhibition space;
  - Theatre props; and/or
  - Food & beverage production.
- C4. A minimum floor to ceiling height of 7m is required on the ground floor to allow for freeboarding and acoustic treatments;
- C5. The first level is have a minimum floor to ceiling height of 6m, and the second level a minimum of 4.5m;
- C8. Provide ground floor outdoor working space(s), as seen in Figure 10;
- C9. Incorporate acoustic measures to protect amenity between work and live parts of the building;
- C10. Provide varied depth-frontage ratios for different types of creative industry uses; and
- C11. Ensure access, waste and servicing facilities are separate to light industrial and BTR uses.

Figure 011. Creative Industry Use Types within Flexible Warehouse Space and Indicative Layouts



### 3.3.3 Build-to-Rent Design and Amenity

#### Objectives

- O1. Provide secure, long term and affordable rental accommodation for Creative Tenants close to transport and amenity in the form of Build-to-Rent housing;
- O2. Protect the amenity between work and live parts of the building(s);
- O3. Wherever possible, optimise solar access to habitable rooms and private open spaces of Creative BTR units as a priority; and
- O4. Provide flexible and diverse Build-to-Rent unit sizes that cater for a variety of needs and opportunities for creative tenants to work and live on site.

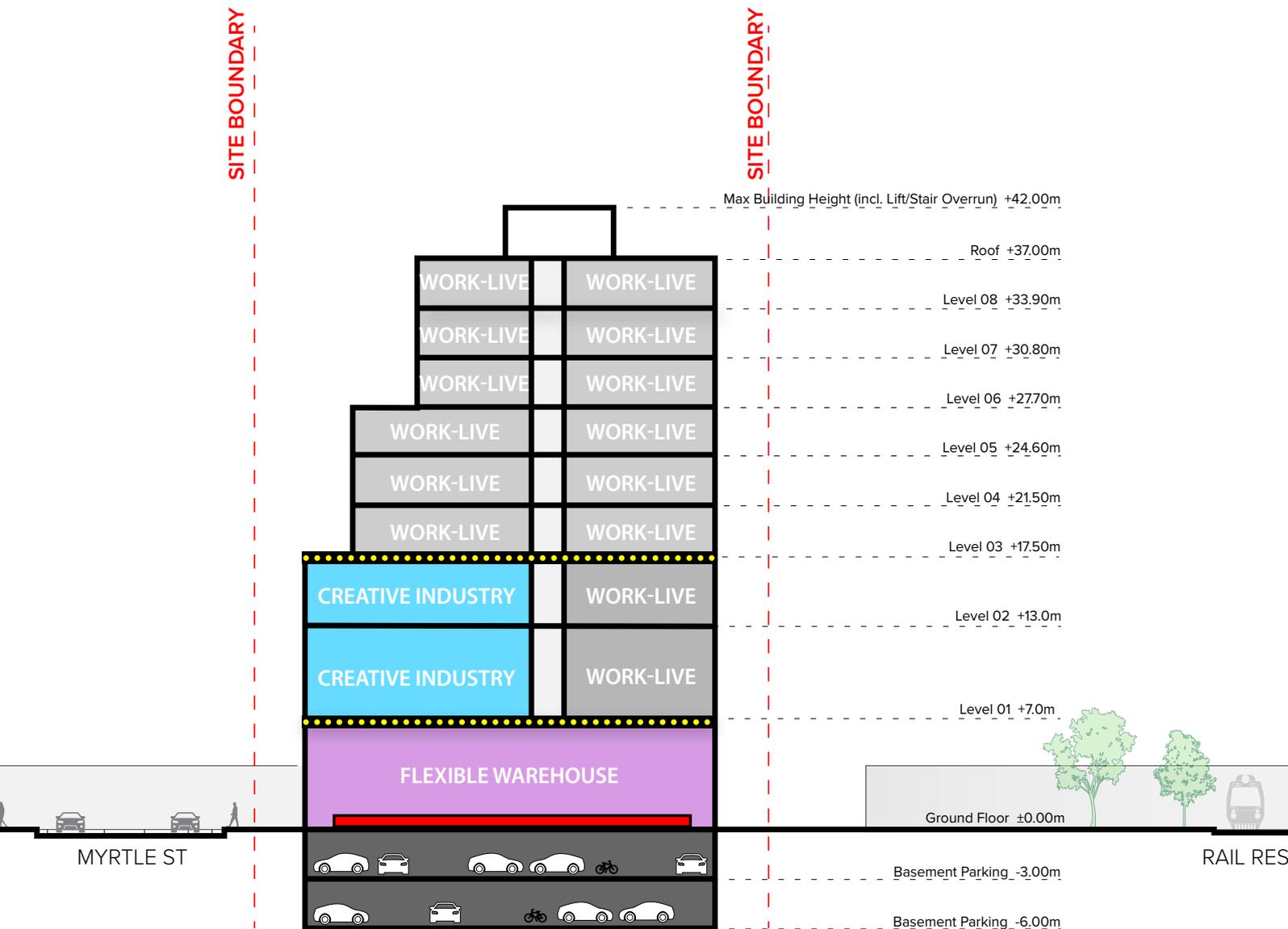


Figure 012. Indicative Floor To Ceiling Heights for Flexible Warehouse Space & Upper Levels

## Controls

- C1. New development is to provide above ground Build-to-Rent housing containing at least 50 self-contained units that are offered for long term private rent;
- C2. Build-to-Rent housing to be held within a single ownership and operated by a single management entity with on-site management;
- C3. New development is to incorporate acoustic measures that reduce the entry of noise from external sources and industrial uses into BTR units;
- C4. The minimum BTR unit size is to be no less than 25sqm to improve affordability;
- C5. 15% of BTR units to be 'affordable' by a rental peg (if agreed);
- C6. The appropriate criteria of the ADGs of the should be satisfied where possible, alternative solutions may be considered where specific BTR research demonstrates the successful application of the alternative solution; and
- C7. The BTR detailed design should include a number of universally accessible units to provide work-live opportunities for the elderly and differently-abled.

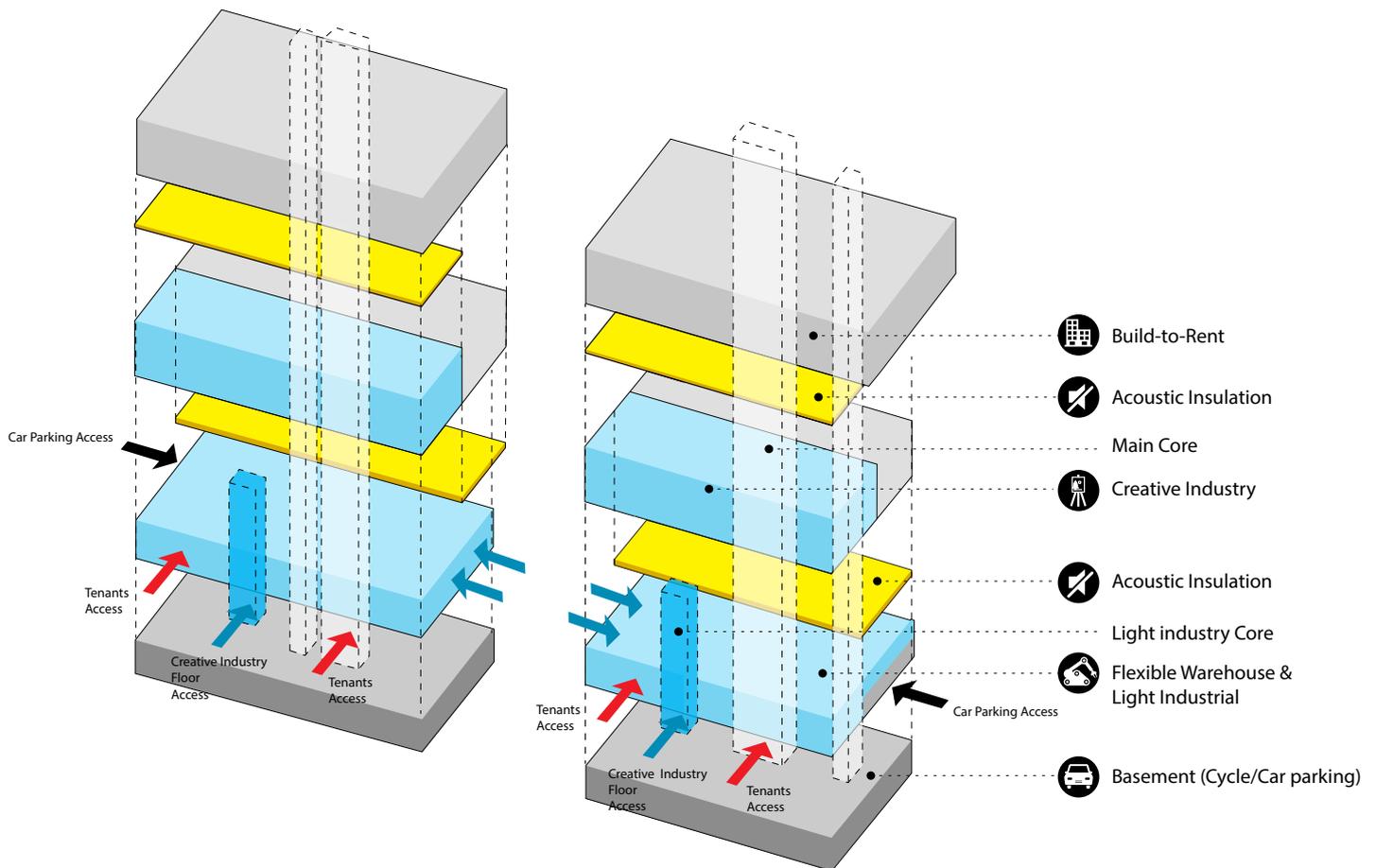


Figure 013. Indicative Massing Composition of Flexible Warehouse & Relationship to Creative BTR, incorporating Acoustic Measures and separate Access

### 3.4 Open Space and Landscaping

#### Objectives

- O1. Flexible Warehouse Spaces on Ground Floor gives priority to employment generation and outdoor workstations;
- O2. Provide communal open space for tenants on rooftops only;
- O3. Improve local amenity by incorporating landscaping where possible;
- O4. Create a pedestrian friendly streetscape on Myrtle Street to the surrounding network; and
- O5. Explore opportunities for innovative landscape solutions to introduce greenery into The Site (where possible) ensuring high amenity and visual connection to greenery.



Figure 014. 25% of the Site area for landscaping via green walls and roofs.

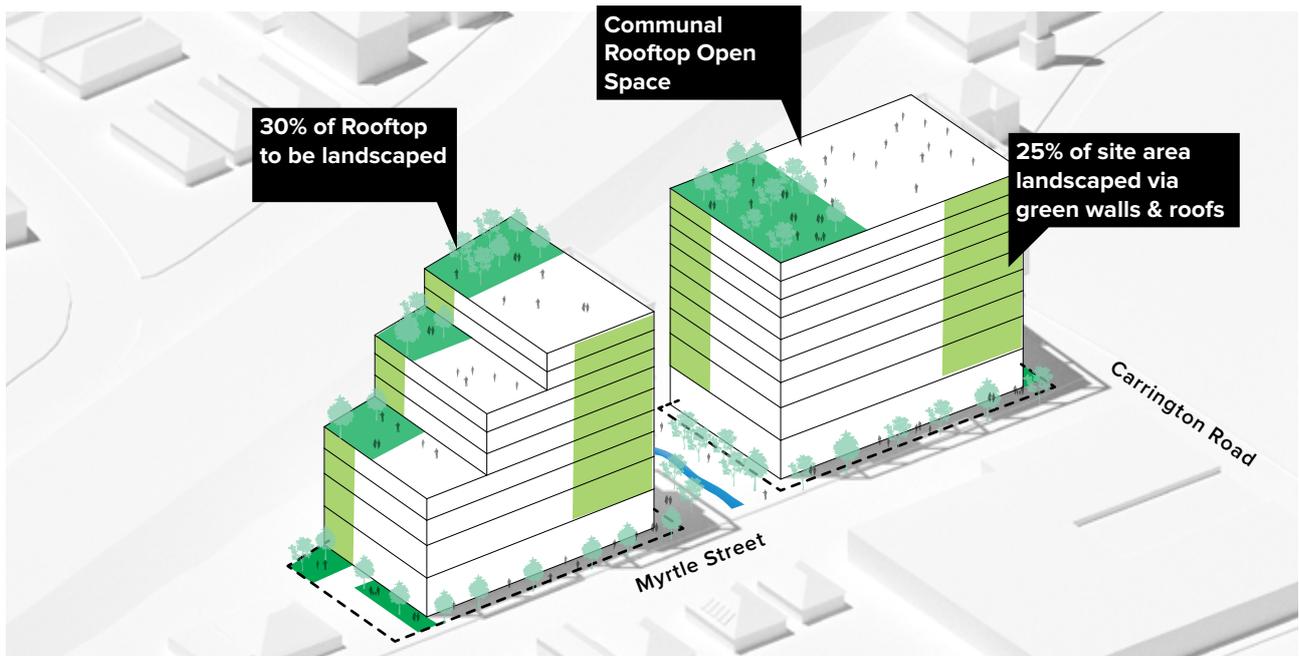


Figure 015. Rooftops as Communal Open Spaces with landscaped public realm and potential for Vertical Greenery

## Controls

- C1. A minimum of 30% of rooftop to be landscaped;
- C2. Communal open spaces on rooftops are to be designed and landscaped to:
  - (a) enhance views from BTR units; and
  - (b) achieve good amenity for the units in terms of access to communal open space.
- C3. Provide communal meeting, collaboration and break out spaces within the ground, first and second floor levels;
- C4. Surface area of green walls, green roofs and communal gardens within The Site are to make up a minimum of 25% of The Site area;
- C5. Where blank walls are unavoidable, a minimum of 50% of any blank wall visible from the public domain must incorporate greenery and / or public art; and
- C6. Outdoor workspaces on the ground floor are to incorporate soft treatments and greenery in the form of planting, planter boxes and permeable surfaces.

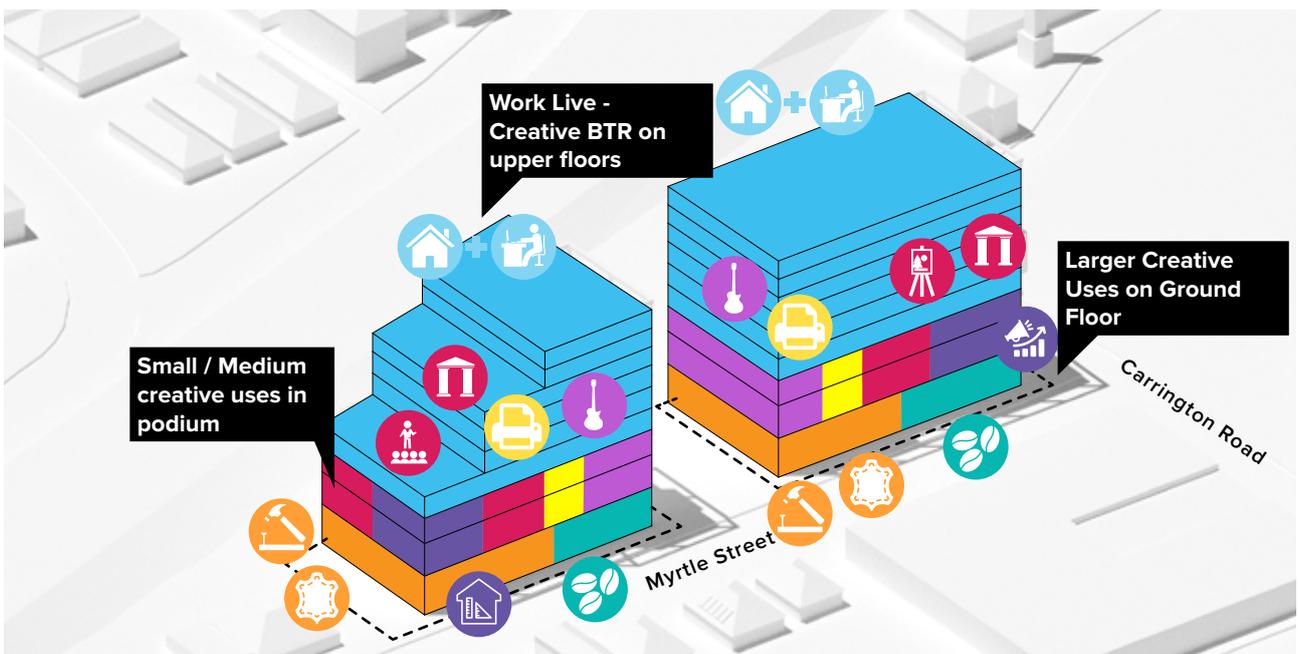


Figure 016. Indicative Massing Composition of Creative Industries

### 3.5 Access, Movement and Parking

#### Objectives

- O1. Facilitate pedestrian and cycle access along Myrtle Street;
- O2. Ensure that tenant car parking is integrated within the development without diminishing the quality of amenity to occupants and neighbours;
- O3. Ensure that industrial/commercial servicing, parking and delivery solutions are integrated into the development without diminishing the quality of amenity to occupants and neighbours;
- O4. Minimise the visual impact of parking areas and driveways;
- O5. Encourage the use of active transport including public transport, cycling and walking; and
- O6. Ensure a Green Travel Plan accompanies a development application to ensure tenants are provided with alternative transport options and choice in accessing the Site.

#### Controls

- C1. Provide a wider footpath to Myrtle Street through setbacks to allow for a shared pedestrian and cycle path;
- C2. Consider retaining existing vehicle access points where possible;
- C3. Separate tenant vehicle access and industrial/commercial vehicle access;
- C4. Separate pedestrian access from all vehicle access to maximise safety and amenity;
- C5. A Travel Access Guide will be required to be available to tenants of the development and approved by Council prior to occupation;
- C6. Future development applications are to provide details of legal covenants, notations and easements to secure public access over privately owned through site links and shared zones/plazas;
- C7. End of Trip including Lockers and Showers facilities to be provided on site;
- C8. Provide on-site car and bicycle parking as per the Car Parking and Bicycle Parking Guide, seen below; and
- C9. A Green Travel Plan is required to accompany the relevant development application which proposes the minimum parking rates or parking rates less than the below guide.

Unit/use	Car Parking	Bicycle Parking
Creative BTR Studio	0 per unit	1 per unit
Creative BTR 1 bedroom	0.25 per unit	1 per unit
Creative BTR 2 bedrooms	0.5 per unit	2.0 per unit
Creative BTR 3+ bedrooms	0.5 per unit	2.5 per unit
Visitors	0.1 per unit	0.5 per unit
Commercial / Retail	Where required (pro-rata)	Where required (pro-rata)
Industrial / Flexible Warehouse	Where required (pro-rata)	Where required (pro-rata)

Table 001: Car Parking and Bicycle Parking Guide

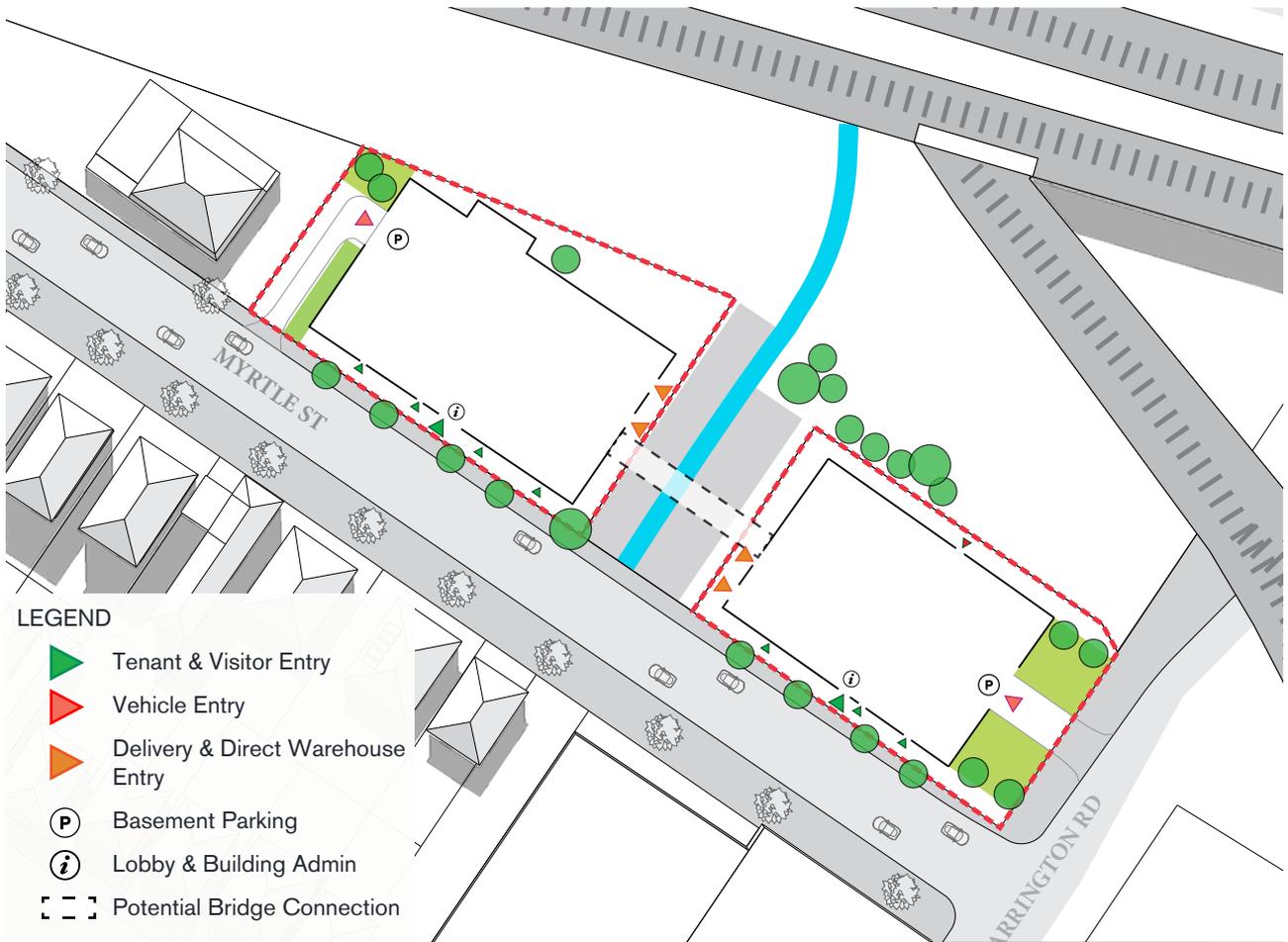


Figure 017. Indicative Access Plan, separating vehicle and pedestrian access points

### 3.6 Safety and Security

#### Objectives

- O1. Minimise opportunities for criminal and anti-social behaviour through building design, interface and public realm design.

#### Controls

- C1. Building design is to maximise opportunities for passive surveillance of the streets, outdoor workspaces and communal open spaces within The Site;
- C2. Ground floor flexible warehouse spaces fronting Myrtle Street is to have an “address” or “front door” that is visible and directly accessible from the street where possible;
- C3. The detailed design of external areas on the ground floor are to minimise blind-corners, recesses and other areas which have the potential for concealment; and
- C4. Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development.

### 3.7 Flooding and Stormwater

#### Objectives

- O1. Minimise the impact of flooding on adjacent properties and be consistent with the relevant provisions contained at Part 2.25 - Stormwater Management of the Marrickville DCP 2011; and
- O2. To reduce peak stormwater flows downstream, minimise transport of pollutants into waterways and maximise water recycling.

#### Controls

- C1. Development is to incorporate an appropriate Flood Planning Level to be designed at 0.5m above the 1 in 100-year ARI flood event, or as required through detailed design. Other solutions including floodgates, may also be considered;
- C2. Ground floor warehouse space is to be designed to include internal freeboarding;
- C2. The Water Management report submitted with the development application is to specifically address:
  - (a) flooding impacts affecting The Site, with particular regard to the Sydney Water Drainage Easement between the two sites.
  - (b) the necessary augmentation of existing stormwater capacity in Myrtle Street and Carrington Road, and
  - (c) the accommodation of water sensitive urban design strategies on The Site.

### 3.8 Waste Management

#### Objectives

- O1. Waste Management to be consistent with the relevant provisions within Part 2.21 - Site Facilities and Waste Management of the Marrickville DCP 2011;
- O2. To ensure that adequate on-site provision is made for the temporary storage and disposal of waste and recyclable materials; and
- O3. To ensure that opportunities to maximise source separation and recovery of recyclables are integrated into the development.

#### Controls

- C1. Facilities required for the management, temporary storage, loading and unloading of waste and recyclable materials are to be provided wholly within the development; and
- C2. Waste management and storage areas are to be located, designed and constructed to ensure integration into the streetscapes.

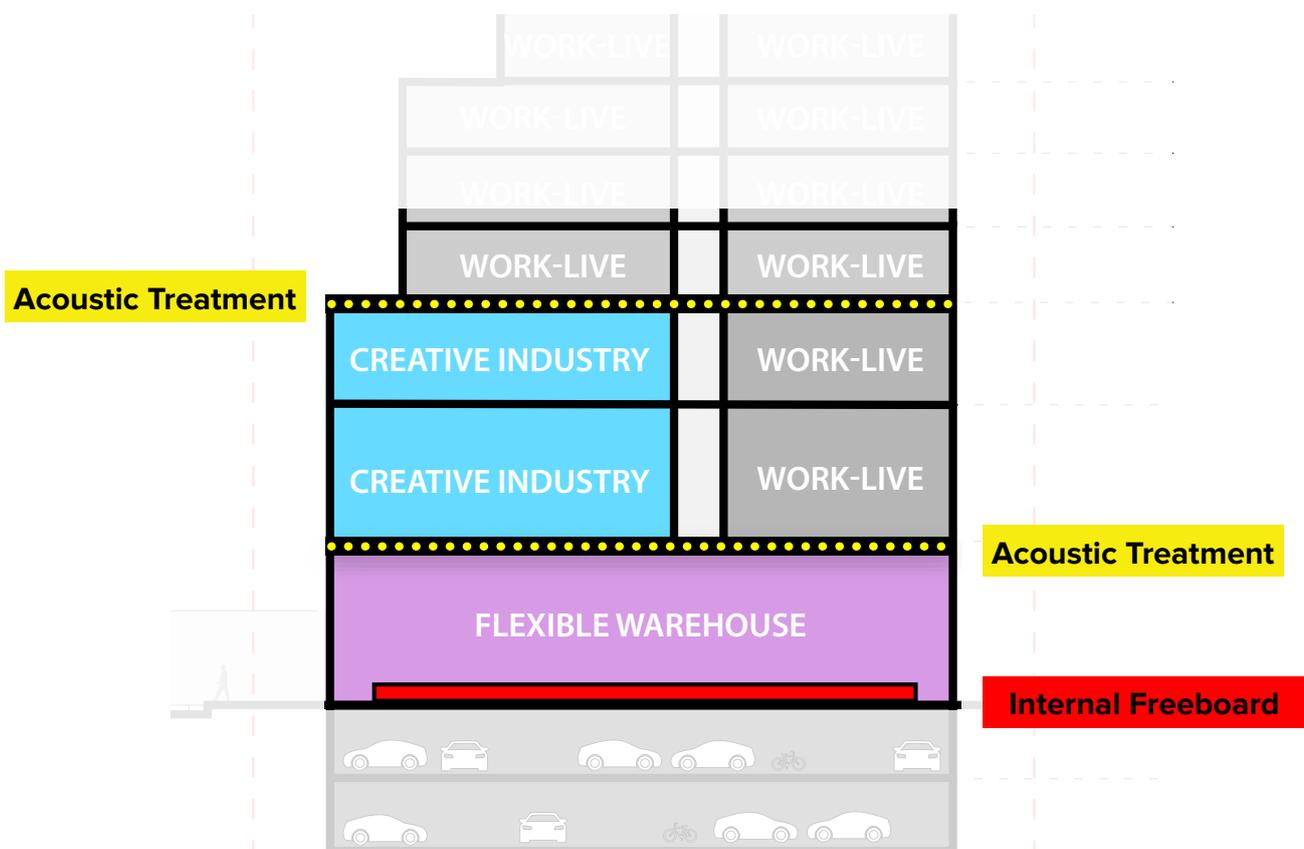


Figure 018. Indicative Section detailing Floor to Ceiling Heights to Accommodate Acoustic Measures and Internal Freeboarding

